

2007-R-081

Property Owner: MMJ Enterprises, LLC.

Agent: Kevin Johnson

Project Name: 9563 Navarre Parkway, Navarre

Existing Zoning: R1 (Single Family Residential)

Proposed Zoning: R2 (Medium Density Residential)
HCD (Highway Commercial Development)

Existing FLUM: Single Family Residential

Proposed FLUM: Medium Density Residential
Commercial

STAFF ANALYSIS

Part I. General Information:

Applicant: MMJ Enterprises, LLC.

Agent: Kevin Johnson

Project Location: 9563 Navarre Parkway, Navarre

Parcel Number: 21-2S-26-0780-00K05-0000 and 21-2S-26-0780-00K16-0000

Parcel Size: 1.96 (+/-) acres

Purpose: Residential Neighborhood/ Subdivision and Commercial Endeavors along Highway 98.

Requested Action: (1) Amendment of the Land Development Code Official Zoning Map changing the zoning district **from R1 to R2 (1.47 (+/-) acres) & HCD (.49 (+/-) acres)** and,
(2) Small scale amendment of the Comprehensive Plan Future Land Use Map changing the future land use designation **from Single Family Residential to Medium Density Residential & Commercial.**

Existing Zoning Description: R1 (Single Family Residential District) allows detached single family residential structures, group homes, and accessory structures and facilities. Maximum allowable density = 4 du per acre.

Proposed Zoning Description: R2 (Medium Density Residential District) allows detached single family residential structures, zero lot line, patio homes, cluster homes, duplexes, attached and detached multiple family residential structures, group homes, and accessory structures and facilities. Mobile homes are prohibited. Maximum allowable density = 10 du per acre.

Highway Commercial Development (HCD) District allows for a wide range of uses appropriate and easily accessible to major transportation corridors.

Automobiles and other vehicular service establishments, motels and hotels, business and professional offices, general retail and eating and drinking establishments, primarily characterize the HCD District. Additionally, this district is generally located adjacent to districts characterized by medium to high density residential development and areas of more intensive commercial use. Multiple family residential uses are allowed as a Conditional Use only upon determination by the Zoning Board of Adjustment.

Existing FLUM: Single Family Residential (max 4 du per acre)

Proposed FLUM: Medium Density Residential (max 10 du per acre) and Commercial

Current Use of Land: Single Family Residential

Surrounding Zoning: R3 (Medium High Density Residential) is located adjacent west of the subject property. The property east is R2 (Medium Density Residential) with the exception of HCD (Highway Commercial Development) located north of the parcels along Highway 98. HCD zoning is located on the north side of Highway 98.

Rezoning History: In 1989, 4.75 acres west of the subject property was rezoned to R3. In January 2007, 2.5 acres east of the subject property was rezoned from R1 to R2. 6.95 acres approximately 200 feet east of the subject property is part of Comprehensive Plan Amendment Package 07-2 scheduled for adoption by the BOCC in October.

Part II. Data and Analysis (Consistency with the Santa Rosa County Comprehensive Plan):

A. Infrastructure Availability:

(1) Predicted Maximum Roadway Impact:

The current zoning could produce approximately 3 peak hour peak direction vehicle trips onto US 98 as a worst case scenario using the entire 1.96 acre site. The proposed residential development could produce approximately 6 peak hour peak direction vehicle trips onto US 98 as a worst case scenario using the proposed 1.47 acres. A commercial development could produce approximately 7 peak hour peak direction vehicle trips onto US 98 as a worst case scenario using the proposed .49 acres. The overall net affect upon the roadway is 10 peak hour peak direction vehicle trips. Also rated at LOS Standard "D", the current available capacity of 465 trips for US 98 thus indicates available capacity for the proposed zoning and is not expected to decrease the LOS below its current "D" Standard. Specific traffic computations are provided as an appendix to this analysis.

(2) Potable Water:

Holley-Navarre Water System (HNWS) indicates potable water availability to this site via a 4"-inch water line on the south side of Hwy 98 and a 10" water line on the north side of Hwy 98.

Maximum Capacity:	4.752 million gallons per day
Average Flow:	2.493 million gallons per day

Connection to the HNWS water system is the developer's responsibility and will require plan review and connection in compliance with HNWS regulations. If development plans are approved, the proposed development of the site is not expected to create capacity problems for the servicing water provider.

(3) Sanitary Sewer:

Holley-Navarre Water System has low- pressure sanitary sewer available via a 3"-inch sewer line on the south side of Hwy 98 and a 10"-inch force main on the north side of Hwy 98.

Maximum Capacity: 2 million gallons per day
Average Flow: 1.367 million gallons per day

The proposed development of the site is not expected to create capacity problems for the servicing sewer provider.

(4) Solid Waste:

The applicant indicates a private hauler will be used to transport solid waste from the site. Currently the landfill has approximately 52% of the permitted airspace remaining. Based on estimated population projections, the remaining life of this airspace is approximately 30 years.

(5) Parks, Recreation and Open Space:

The subject site is approximately 2 miles from the Navarre Soccer Park, which is within the 3-mile distance for Community Parks recommended by the Comprehensive Plan Support Document. The applicant does not indicate plans to include recreation facilities as part of the proposed development.

B. Compatibility:

Policy 5.1.C.8 of the Comprehensive Plan states:

"the County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods."

Currently, the majority of uses surrounding the site are single family residential, commercial, and an assortment of various land uses. The proposed development would not degrade existing residential neighborhoods; it is thus compatible with the surrounding areas and consistent with this policy.

C. Suitability:

Policy 3.1.E.6 of the Comprehensive Plan states:

"the County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements."

The area requested for rezoning is located within a FEMA Zone "X", which means an area determined to be outside 500- year flood plain. The request is thus consistent with this policy.

New development and redevelopment shall comply with current FEMA and Florida Building Code construction standards and will be limited in flood prone areas to ensure compliance with this policy and all applicable regulations.

Policy 3.1.A.2 of the Comprehensive Plan states:

"the maximum densities and intensities permitted on a given parcel of land shall be based upon the suitability of topography and soil types for septic drainfield systems, potable water wells, and ability to physically support buildings and improvements, as determined by the Santa Rosa County Soils Map, the Department of Health, DEP, COE, and appropriate engineering manuals, in the review of proposed development projects."

The National Wetlands Inventory Map indicates there are no wetlands on this site.

Policy 7.1.A.3 of the Santa Rosa County Comprehensive Plan States:

"Coastal High Hazard Areas shall be defined as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. A generalized map of the Coastal High Hazard Areas (CHHA) in Santa Rosa County is depicted on the Future Land Use Map Series".

Objective 7.1.B of the Comprehensive Plan states:

"The County shall direct population concentrations away from Navarre Beach and the entire Coastal High Hazard."

The subject property is not located within the Coastal High Hazard Area (CHHA) and the hurricane category storm surge maps indicate that the property is located within a category 3 through 5 hurricane storm surge zone. The proposed rezoning is therefore consistent with this policy and objective.

D. Urban Sprawl

Policy 3.1.G.4 of the Comprehensive Plan states:

"no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA."

The proposed development of medium density residential with Highway Commercial Development along Navarre Parkway appears to provide a suitable transition between residential and commercial uses. The proposed rezoning by this application suggests an opportunity for compact/infill development. A rezoning to R2 and HCD supports development in an area of increasing growth pressure and would not result in a finding of

urban sprawl under the proposed classification. The request is, therefore, consistent with this policy.

Y:\PlanZone\2007 CPA & Rezoning\INDIVIDUAL PROJECTS for 2007\07-R-081; MMJ Enterprises; SSA SFR to MDR, COM; Rezone R1 to R2, HCD (1.96 acres)\07-R-081, Staff Analysis.doc

2007-R-081 Traffic Analysis Append

Traffic Analysis Append

For the R1 estimation:

Single Family Detached Housing (210)

1.96 acres x 4 du/acre = 7.84 possible units

Average Rate: $1.01 \times 7.84 = 7.91$ Average Peak Hour Vehicle Trips

D Factor: $0.630 \times 7.91 = 4.98$ Peak Hour Direction Trips

Driveway %: $0.63 \times 4.98 = 3.14$ Peak Hour Peak Direction Trips

New Trip % = 100%; $3.14 \times 1.00 = 3.14$ New Peak Hour Peak Direction Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.91 for this data plot; the standard deviation of 1.05; and there was a large sample size (354 studies).

For the R2 estimation:

Single Family Detached Housing (210)

1.47 acres x 10 du's/acre = 14.7 possible units

Average Rate: $1.01 \times 14.7 = 14.84$ Average Daily Trips

D Factor: $0.630: 14.84 \times 0.63 = 9.35$ Peak Hour Direction Trips

Driveway %: $0.63 \times 9.35 = 5.89$ Peak Hour Direction Trips

New Trip % = 100%; $5.89 \times 1.00 = 5.89$ New Peak Hour Direction Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.91 for this data plot; the standard deviation of 1.05; and there was a large sample size (302 studies).

For the HCD estimation:

Specialty Retail Center (814)

Applicant has not provided information as to the type of development proposed. Therefore, selection of the ITE data plot (814) for Specialty Retail Center was made because this is considered the worst case scenario or the maximum allowable level of development intensity within the zoning district. Building square footage is generally selected as the independent variable for commercial and industrial developments. In case of rezonings it is more acceptable to present a worse case scenario analysis as development plans are not finalized and due to the overall permanence of the situation. Therefore, a possible building size was determined and applied as the independent variable in order to produce a more general trip generation rate.

Given:

Land Size = .49 acres or 21,344 sq. ft.

Site Plan Requirements = 15% pervious cover required.

Parking Requirements = Equipment service: 1 space for every 250 sq. ft. of gross area (4 spaces/1,000 sq. ft.); Parking/Driveway/Aisle Estimation = 325 sq. ft. per space

Wetland area = 0

Buildable area = building pad + parking lot

y = sq. ft. gross floor area of building pad in thousands

$$21,344 \times .85 = 1,000y + (y \times 4 \times 325)$$

$$18,142 = 1,000y + 1300y$$

$$18,142 = 2,300y$$

$$y = 7.88$$

Building size = 7.88 x 1,000 square feet = 7,880 square feet gross floor area.

ITE Average Rate: 2.71 x 7.88 = 21.35 Average Peak Hour Vehicle Trips

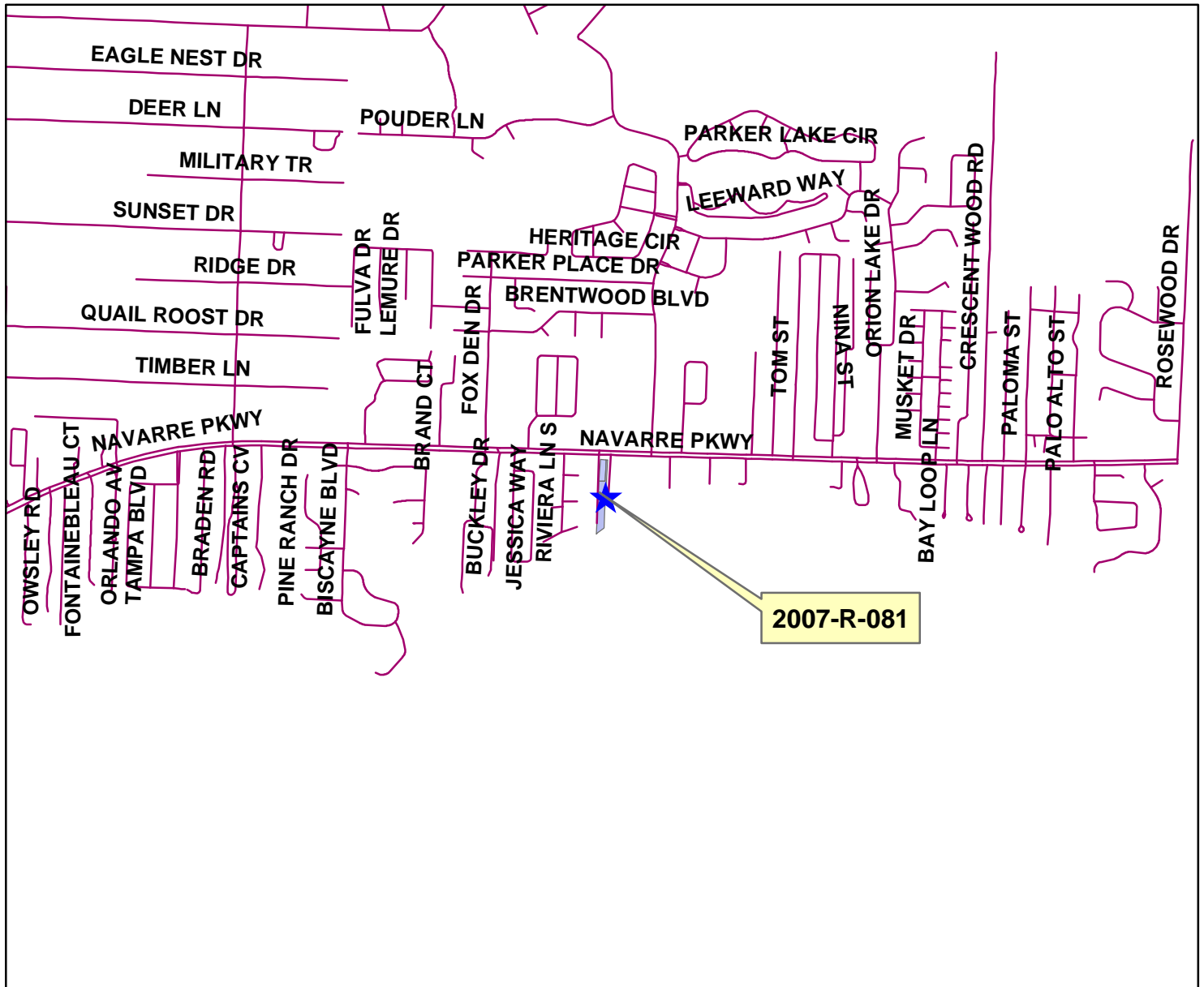
D-factor: 0.63 x 21.35 = 13.45 Peak Hour Peak Direction Trips

Driveway %: 0.56 x 13.45 = 7.53 Peak Hour Peak Direction Trips

New Trip % = 88%; 7.53 X 0.88 = 6.62 New Peak Hour Peak Direction Trips

Selection of the ITE data plot (814) for specialty retail center was made because the applicant did not indicate the requested use for the rezoning. The independent variable (1,000 sq. ft. Gross Floor Area) was chosen for reasons described above and in accordance with professionally accepted practices: there was a coefficient of determination of 0.98 for this data plot; the standard deviation was 1.83; and there was a small sample size (5 studies).

Location Map (2007-R-081)



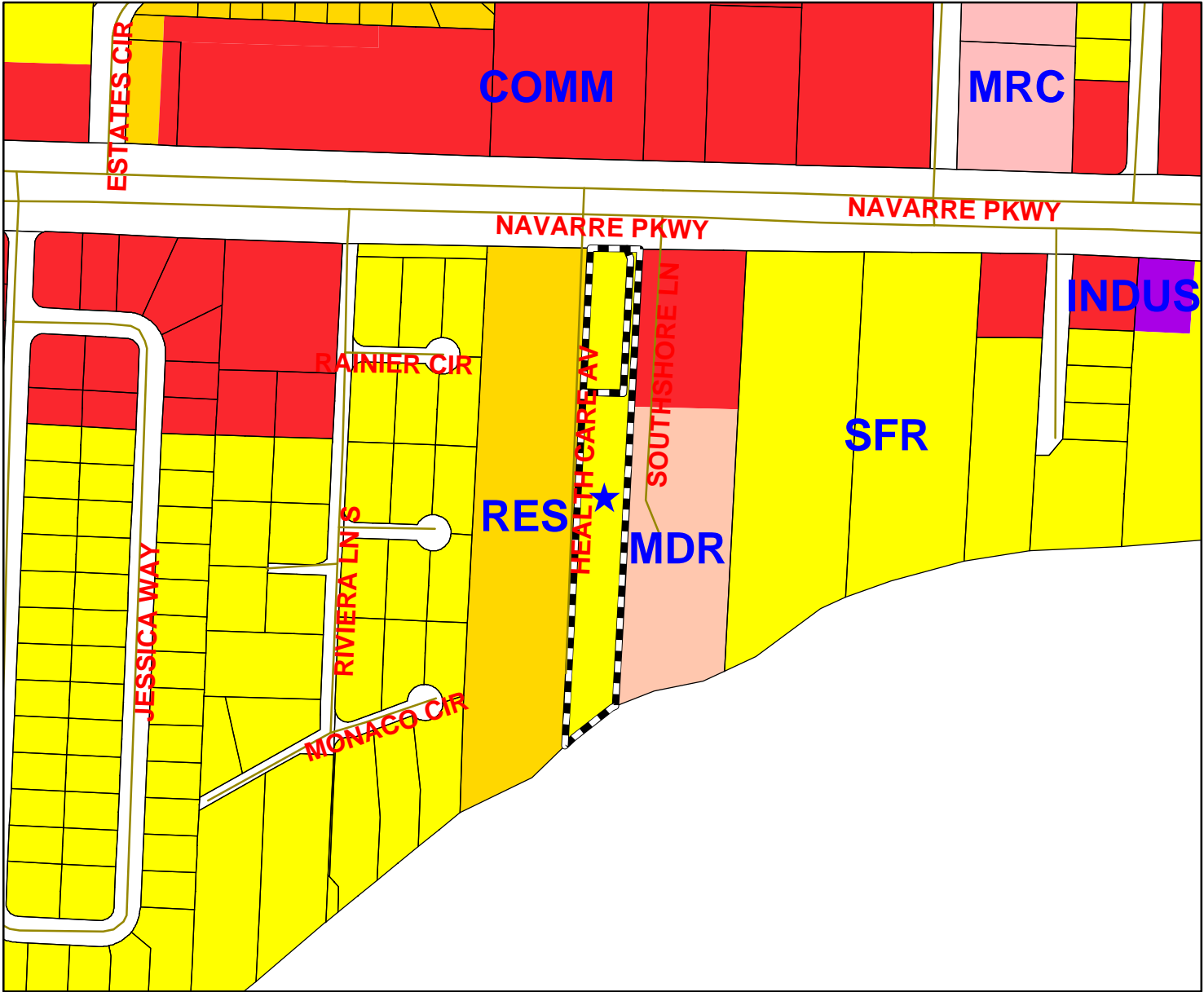
1 inch equals 2,000 feet



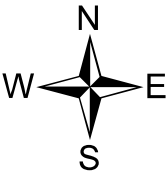
TextDisclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

Future Land Use (2007-R-081)



1 inch equals 300 feet

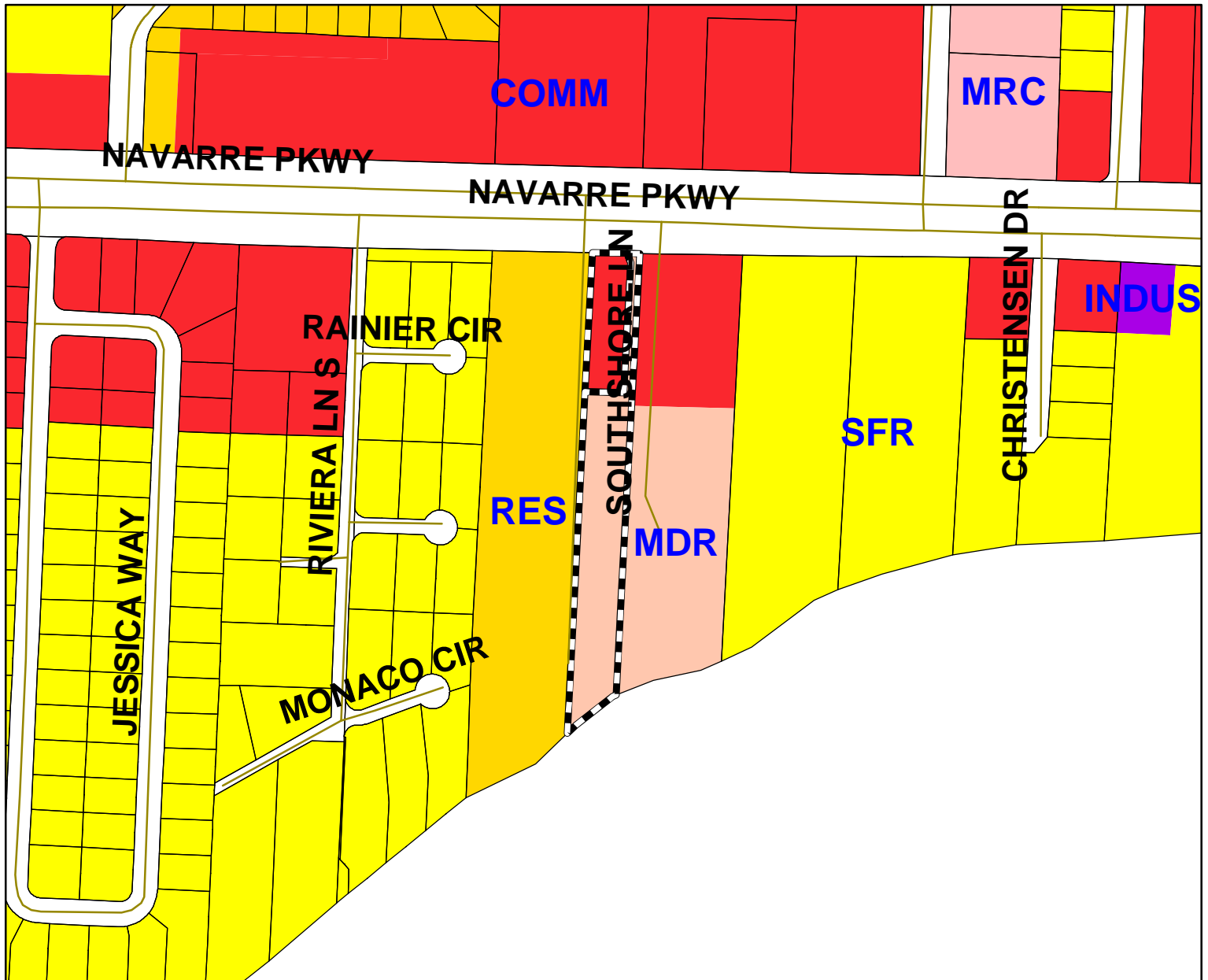


Legend

Streets	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
07-R-081_Rezoning_(Com)	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
Parcels	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
FLUM	INDUSTRIAL (INDUS)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
AGRICULTURE (AG)	MARINA (MARINA)	NAVARRE BEACH UTILITIES (NBU)
SINGLE FAMILY RESIDENTIAL (SFR)	MILITARY (MIL)	CITY
MEDIUM DENSITY RESIDENTIAL	MIXED RESIDENTIAL COMMERCIAL (MRC)	RAIL
RESIDENTIAL (RES)	NAVARRE BEACH COMMERCIAL (NBComm)	WATER
COMMERCIAL (COMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	
CONSERVATION/RECREATION (CON/REC)		

TextDisclaimer:
 The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

Proposed Future Land Use Map (2007-R-081)



1 inch equals 300 feet



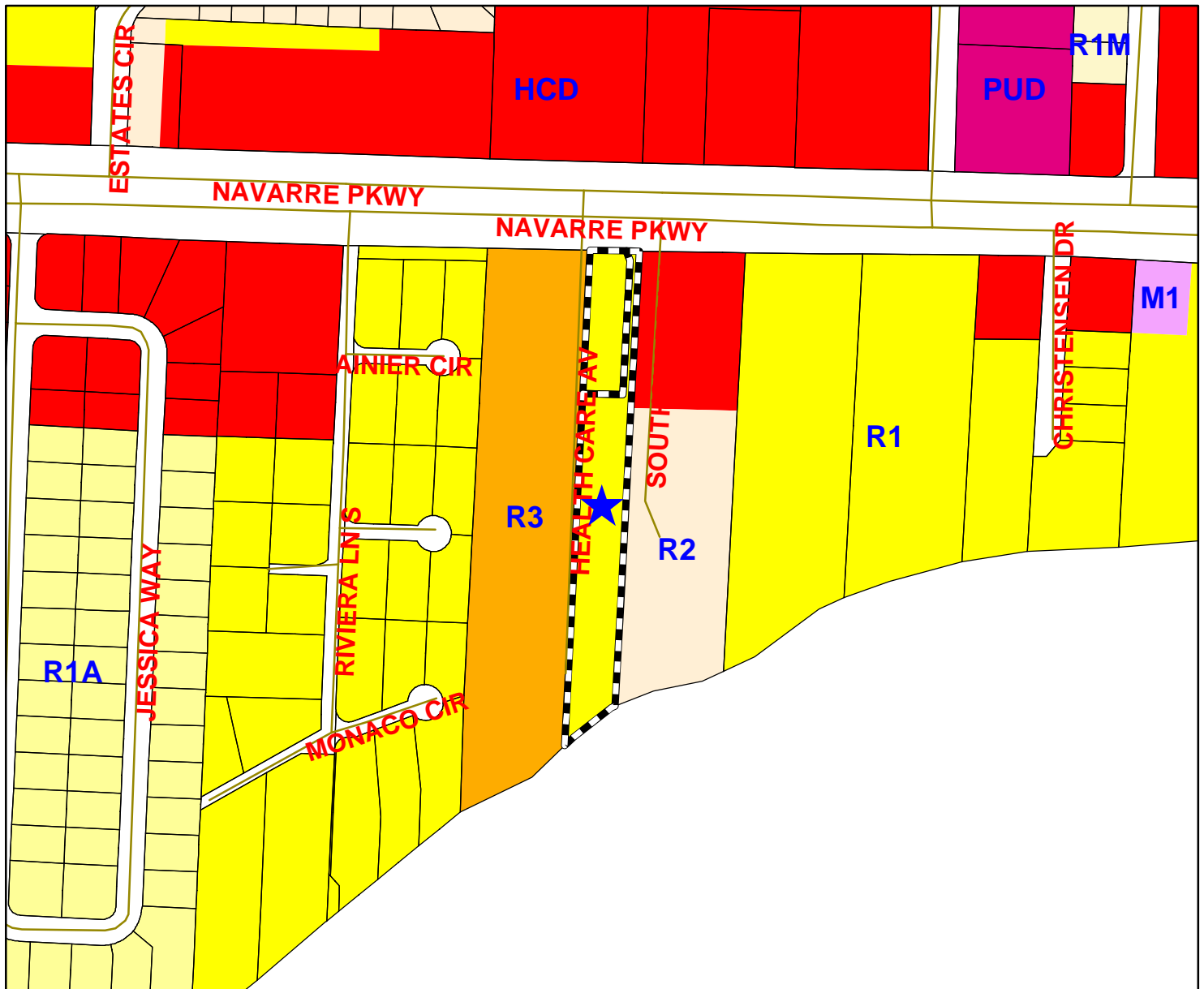
Legend

Streets	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
07-R-081_Rezoning_(Com)	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
Parcels	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMDR)
FLUM	INDUSTRIAL (INDUS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
AGRICULTURE (AG)	MARINA (MARINA)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
SINGLE FAMILY RESIDENTIAL (SFR)	MILITARY (MIL)	NAVARRE BEACH UTILITIES (NBU)
MEDIUM DENSITY RESIDENTIAL	MIXED RESIDENTIAL COMMERCIAL (MRC)	CITY
RESIDENTIAL (RES)	NAVARRE BEACH COMMERCIAL (NBCOMM)	RAIL
COMMERCIAL (COMM)		WATER

TextDisclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

Current Zoning (2007-R-081)



1 inch equals 300 feet



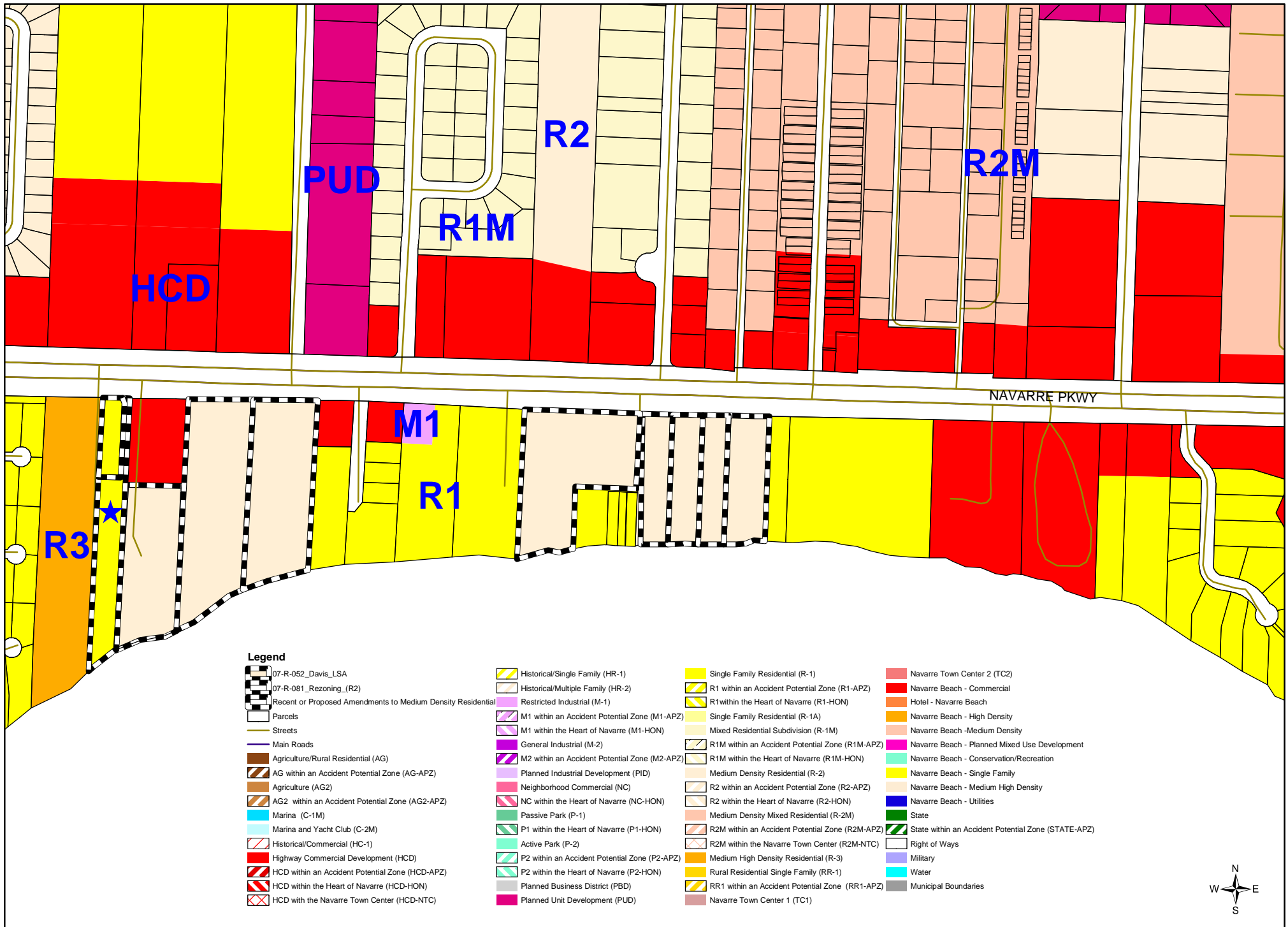
Legend

Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
07-R-081_Rezoning_(Com)	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Parcels	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
Zoning District	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
Marina (C-1M)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Marina and Yacht Club (C-2M)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Historical/Commercial (HC-1)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach -Medium Density	

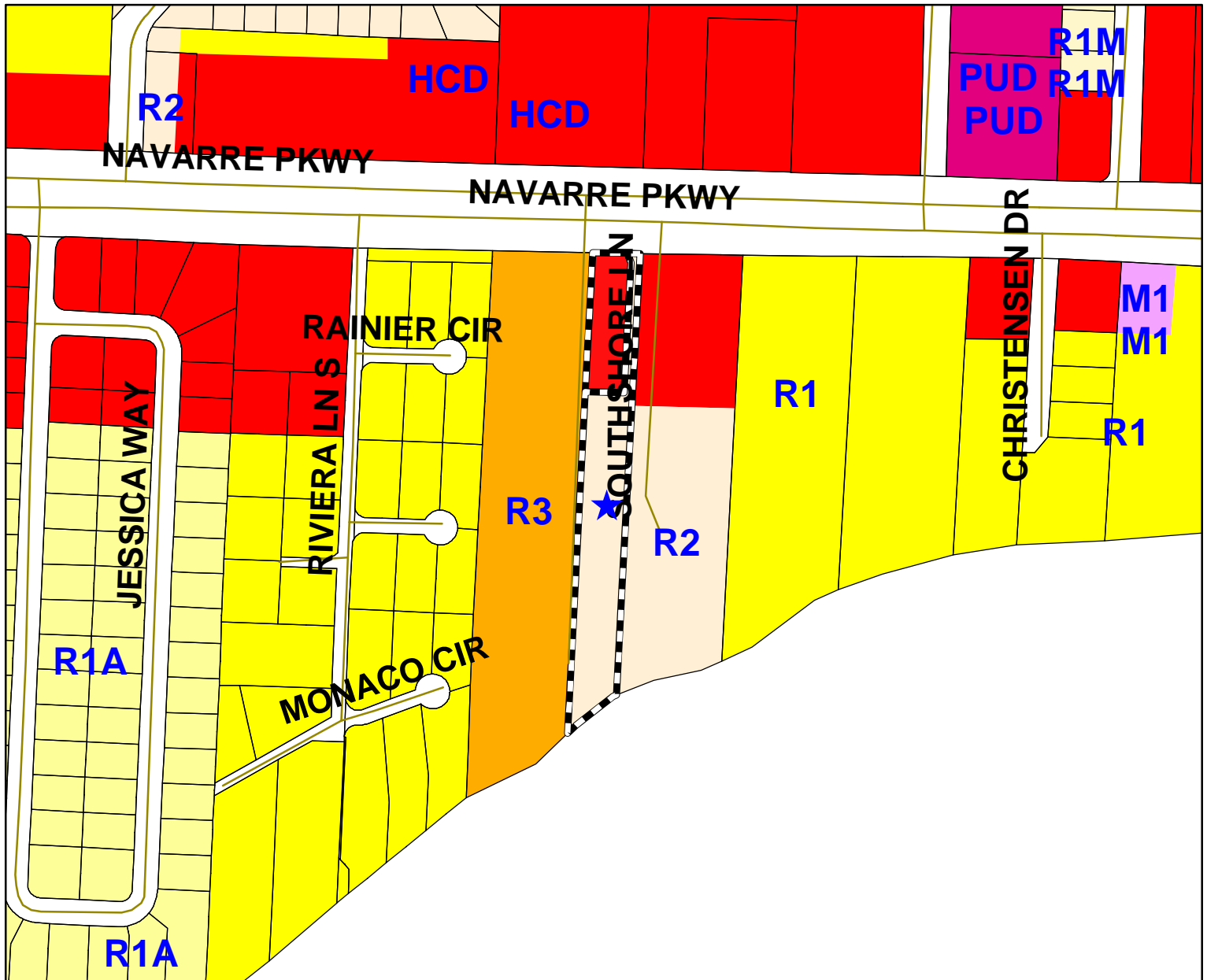
TextDisclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

Current Zoning (2007-R-081) and Recent Amendments to Medium Density Residential



Proposed Zoning Map (2007-R-081)



1 inch equals 300 feet



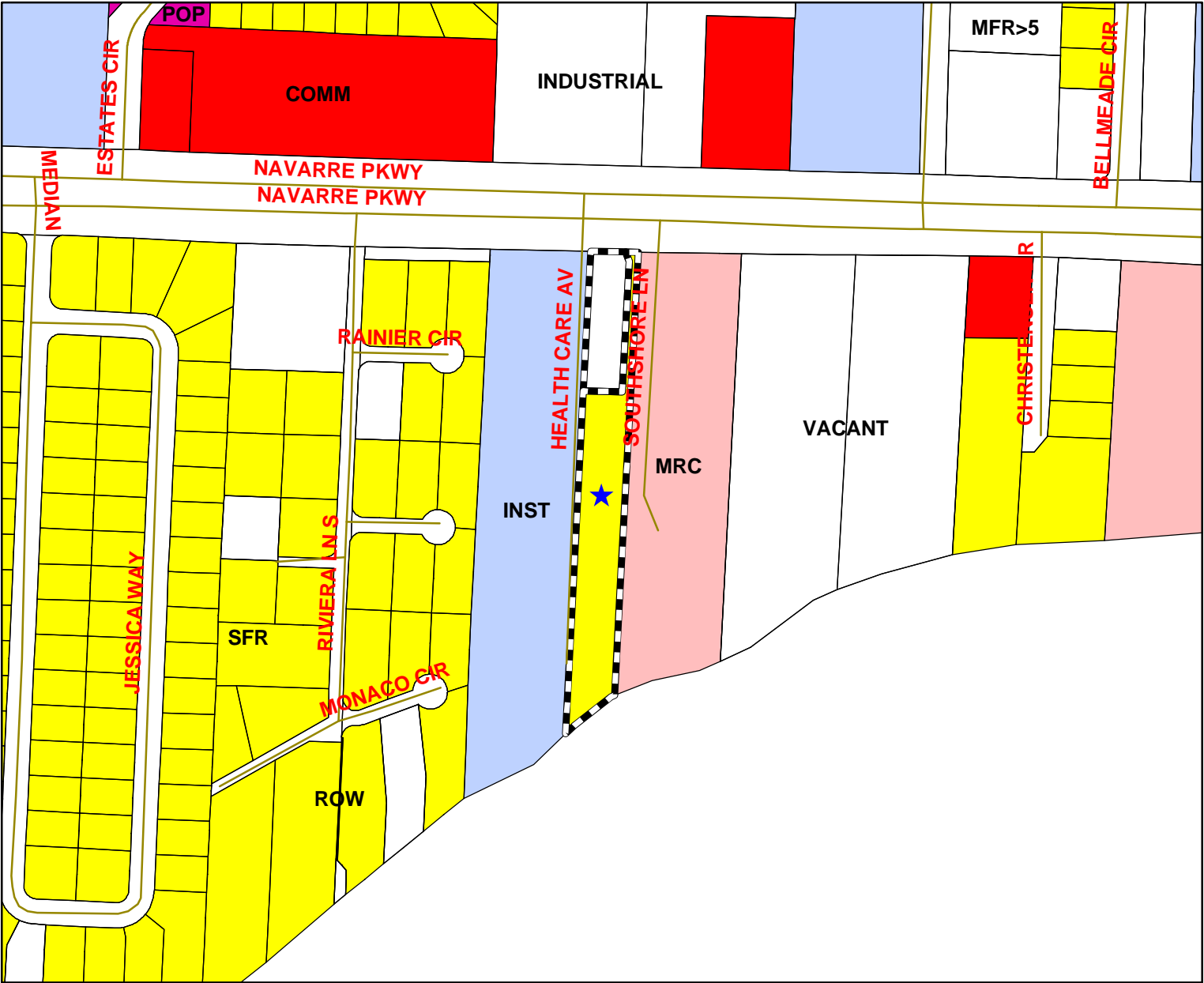
Legend

Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
07-R-081_Resoning_(Com)	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Parcels	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
Zoning District	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
Marina (C-1M)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Marina and Yacht Club (C-2M)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Historical/Commercial (HC-1)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach - Medium Density	

TextDisclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

Existing Land Use Map (2007-R-081)



1 inch equals 300 feet

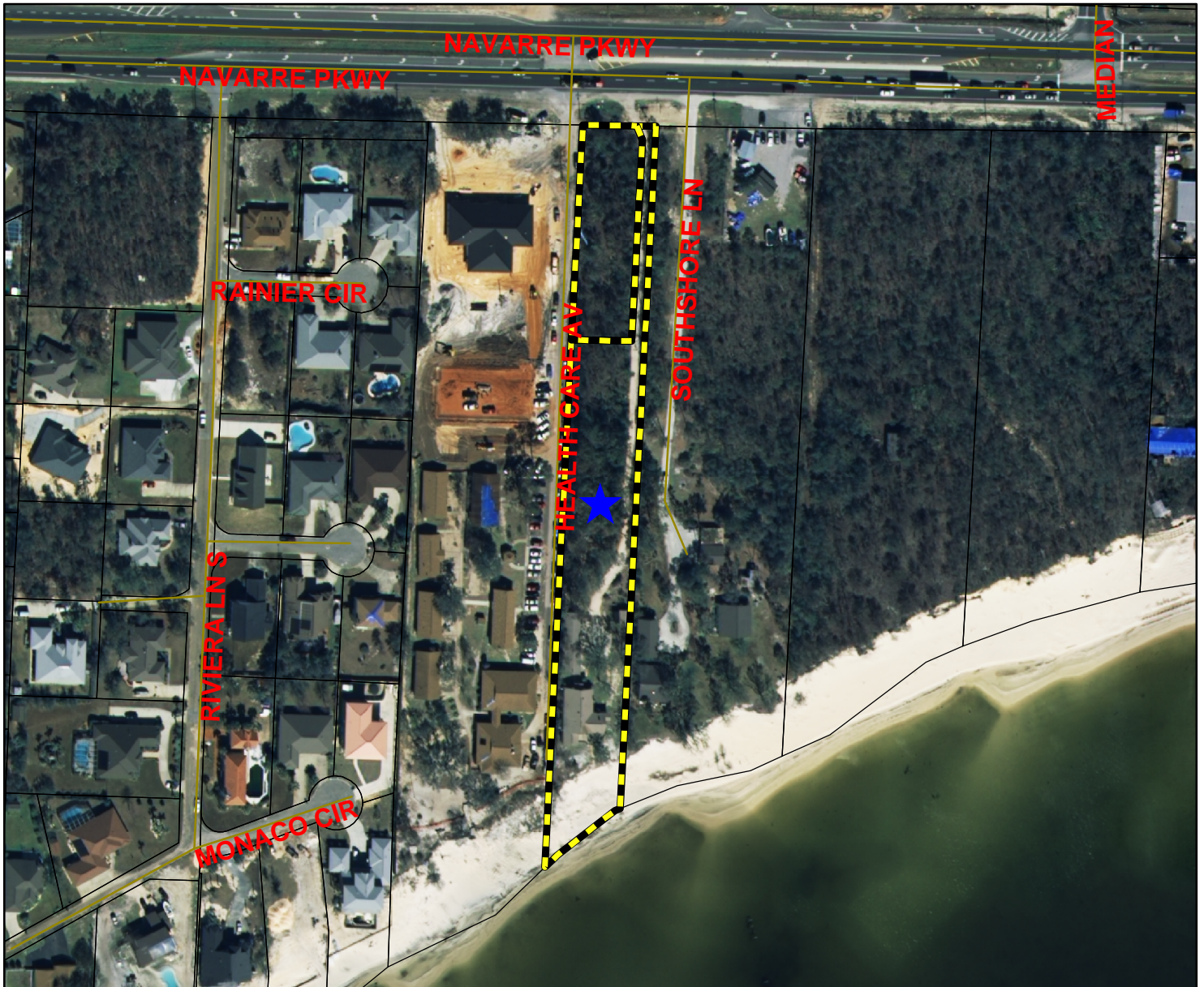


Legend

Streets	City	Recreation/Open Space
07-R-081_Rezoning_(Com)	Commercial	Right of Way
Parcels	Institutional	Single Family Residential
ELUM	Military	Silviculture
CATEGORY	Mixed Residential/Commercial	Unknown
Agriculture	Office	Vacant
Agriculture Homestead	Public Owned Property	Water
Condo/Townhomes	Recreation/Commercial	

TextDisclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

Aerial (2007-R-081)



1 inch equals 200 feet



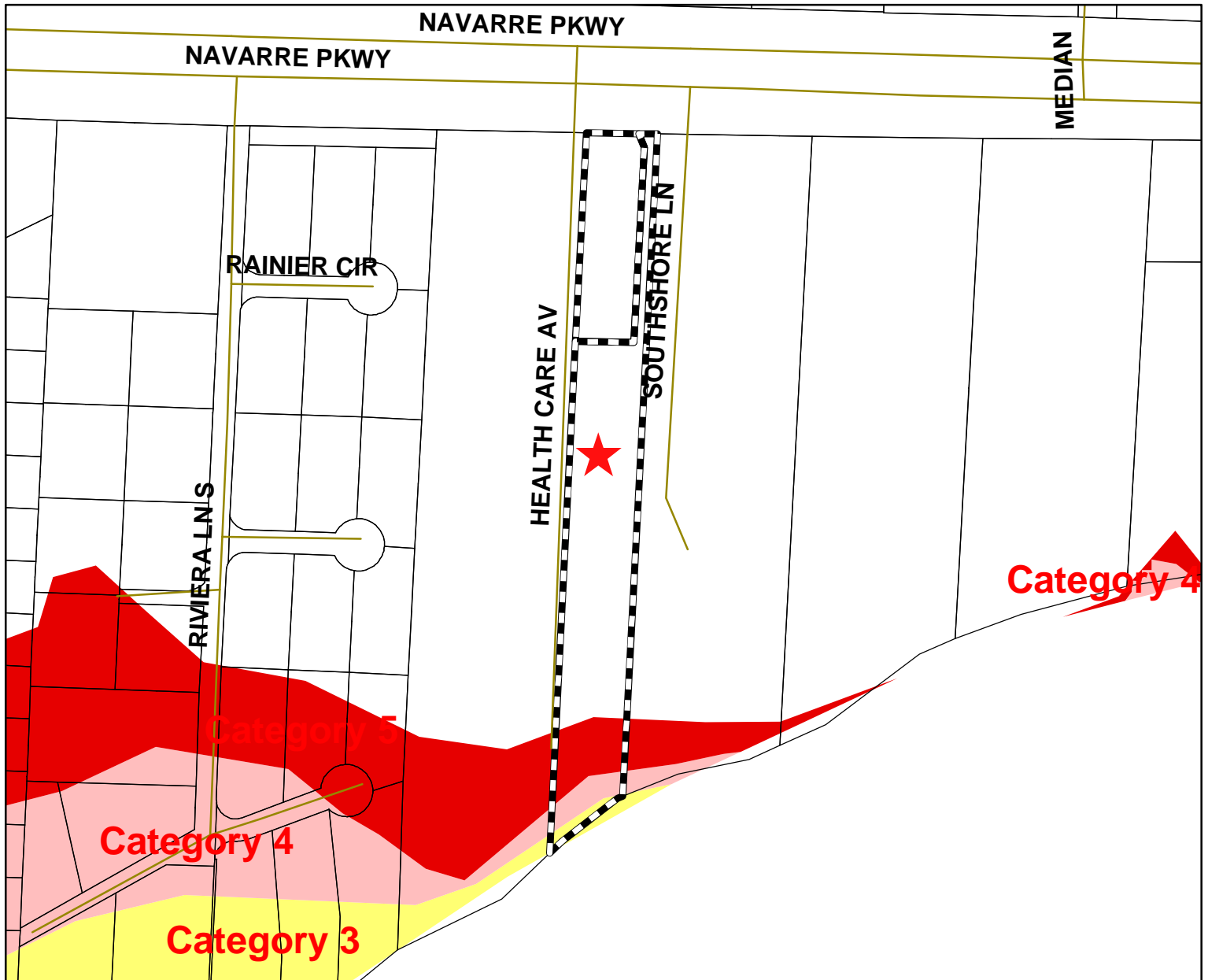
Legend

- Streets
- 07-R-081_Rezoning_(R2)
- Parcels

TextDisclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.









Storm Surge Map (2007-R-081)



1 inch equals 200 feet



Legend

-  Streets
-  07-R-081_Rezoning_(Com)
-  Parcels
-  Category 1
-  Category 2
-  Category 3
-  Category 4
-  Category 5
-  Tropical Storm

TextDisclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

Storm Surge

